

District III Advisory Board Minutes
January 8, 2014
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The District III Advisory Board meeting was held at 6:30 p.m. at the Wichita Water Center at 101 E Pawnee; Council Member Clendenin, seven District Advisory Board members; six City staff and five members of the public were present.

Members Present

Eric Bell
Jody Bennett
Paul Davis
Marjorie Griffith
Gabrielle Harshberger (Youth Member)
Elena Ingle
Danny Johnson
Wendy Ratliff
Council Member James Clendenin

Staff Present

Jess McNeely, MAPD
Paul Gunzelman, Public Works, Engineering
Case Bell, Community Liaison
Officer Cavanaugh, WPD
Officer Hinnners, WPD
Lt. Gordon, Wichita Fire Department

Guests

Listed on last page

Members Absent

Terry Brewster
David Robbins
Connie White

ORDER OF BUSINESS

At 6:30 p.m. **Council Member Clendenin** called the meeting to order. Minutes from the Dec. 4, 2013, meeting were approved. The agenda for the current meeting was approved.

PUBLIC AGENDA

Scheduled items

None

STAFF AGENDA

Officer Cavanaugh, Wichita Police Department, reported on 26 and 27 beat of Patrol South. On 26 beat in December there were 25 burglaries during the daytime. There have been auto thefts while people leave their car running and run inside their house. There was also a robbery of a convenience store on Pawnee. On 27 beat there has also been a rash of robberies and seven thefts from Wal-Mart as people left their purses unattended.

Officer Hinnners, Wichita Police Department, reported on the South East area of District III. There have been several storage buildings broke into by one group. That group has been caught with no storage unit thefts since then. In 2012 Patrol East had six homicides and six in 2013. In 2012 there were 69 rapes and 58 in 2013. In 2012 there were 157 robberies and 124 in 2013. In 2012 there were 874 burglaries and 617 in 2013. In 2012 there were 464 auto thefts and 510 in 2013.

Lt. Gordon, Wichita Fire Department, reported on the area served by Station 22. In December the arson squad investigated 24 incidences of fire, there were 685 EMS/Rescue Alarms which are medical in nature, and 183 service alarms. In 2013 there were around 400 fires that were worked.

NEW BUSINESS

ZON2013-00041

Jess McNeely, MAPD, presented information a request for the application area at the southwest corner of E. Pawnee and Greenwood. The applicant's LC Limited Commercial (LC) zoned site was developed with two small retail buildings along E. Pawnee. The applicant intends to redevelop the site with one larger building used primarily as a commercial bakery; the bakery would send most baked goods out for distribution but would have a walk-in retail component. The Unified Zoning Code (UZC) first permits manufacturing, general in the GC General Commercial zoning district. The UZC defines "manufacturing, general" to include "bakeries engaged in large-scale production and wholesale distribution." The UZC supplementary use conditions for manufacturing in GC requires that building principal street frontage be used for office space, display, wholesale or retail sales. Other code requirements such as parking, screening and landscaping are identical under LC or GC zoning. The Sign Code would allow more signage under GC than LC zoning.

McNeely explained that the applicant plans to turn the two small buildings into one large building. McNeely requested that the DAB approve the application to move to General Commercial subject to the five conditions listed including protective overlay.

DAB? Where will the parking be? **A:** Parking will be east of Greenwood and deliveries would take place in the alley. **The applicant** added that deliveries would be from vans and small trucks, not semis.

DAB? Asked for a clarification if there will be seating inside. **The applicant** answered that there would be limited seating inside.

DAB? Does the protective overlay stay with the owner or the land. **A:** The overlay remained with the land.

Councilman Clendenin: When will it open? **A:** Soft opening will be in September.

Motion: That the DAB recommend approval subject to the five listed conditions.

Action: Motion passed 7-0.

Improvements to the Pawnee Bridge at the Arkansas River

Paul Gunzelman, City Engineer, presented information from the 2011-2020 Adopted Capital Improvement Program (CIP) which includes a project for rehabilitating the Pawnee Bridge at the Arkansas River, east of McLean. The Pawnee Bridge was built in 1961 and last rehabilitated in 1992. Needed improvements based on current inspection includes: rehabilitation of both abutments; repair and reseal of the deck/driving surface; and restoration of the pedestrian handrail and structural supports. Due to the extent of work needed on the abutments (main support structure at each end), the bridge will need to be closed to through traffic for the duration of the project. Construction is planned to begin spring 2015 and be completed in approximately six months. The current projected detour will be from McLean to 31st St. to Broadway.

Gunzelman reported that the project is budgeted for \$1.5 million. The City of Wichita hopes to open bids and begin construction in the Spring of 2014. Advanced warning will be given to residents. The traffic count for the area is currently 20,000 cars per day.

Councilman Clendenin? Can the light be adjusted at the detour to allow extra traffic through the turn signal.

A: Yes they will look into that.

DAB? With Broadway construction, will there be any more closures? **A:** There shouldn't be anymore.

DAB? Is there any communication between the bridge project and the Broadway project? **A:** There will be.

DAB? Noted a concern that traffic will unofficially detour through Gold and MacArthur. What kind of measures can we use to control that? **A:** They will have to look into it.

Councilman Clendenin: Made a suggestion that there be a coordination meeting with Patrol South to watch for speeders in residential areas that might see more traffic.

DAB? Is rehab really going to do the job? **A:** There will be some new construction as well.

DAB: The repair will last 20 years until the next reconstruction? **A:** Yes.

DAB: Can the project be squeezed into four months? **A:** It could be, but the costs would be considerably higher.

Motion: That the DAB recommend that the request be approved.

Action: Motion passed 7-0.

BOARD AGENDA

Councilman Clendenin reported that:

- The bridge on Broadway should be open by Spring or Summer.
- Oliver and Mount Vernon will be widened and had lights put in.
- He is looking forward to 2014 with lots of great things on the horizon. He reported that he now sits on the board of Wichita Area Metropolitan Planning Organization which helps funnel Federal funds into the area. Funds are available for projects that focus on infrastructure and safety.
- Stanley Neighborhood City Hall has closed and its services have been moved to Alford Library. The Office of Community Engagement now oversees Districts III and IV from Colvin Neighborhood Resource Center.

Meeting was adjourned.

The next meeting for District Advisory Board III will be held at 6:30 p.m., February 5, 2014, at the Water Center at 101 E. Pawnee.

Respectfully submitted,
Case Bell, Community Liaison – District III

Guests

Janice Kontur
Myra De La Torre
Manuel Fernandez
Steven Walters
Jan Hunt